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10 *Attorneys for Defendants,*

11 *US Bank, N.A. and Mortgage Electronic Registration Systems, Inc.*

12 UNITED STATES DISTRICT COURT

13 DISTRICT OF NEVADA

14 BALDOMERO VILLA and EDERLINDA  
15 VILLA

16 Plaintiffs

17 vs.

18 SILVER STATE FINANCIAL SERVICES,  
19 INC. dba SILVER STATE MORTGAGE;  
20 MERIDIAS CAPITAL, INC.; WASHINGTON  
21 MUTUAL BANK, NA; FIDELITY  
22 NATIONAL TITLE AGENCY OF NEVADA;  
23 CALIFORNIA RECONVEYANCE  
24 CORPORATION; CAL-WESTERN  
25 RECONVEYANCE CORPORATION;  
26 CHEVY CHASE BANK, FSB; US BANK,  
27 NA; CAPITAL ONE, NA; MORTGAGE  
28 ELECTRONIC REGISTRATION SYSTEMS,  
INC. and DOES I-X, inclusive  
Defendants.

Case No.: 2:10-cv-02024-LDG-LRL

STIPULATION AND ORDER FOR  
DISMISSAL OF CASE

22 The parties hereby having reached an agreement and for good cause appearing;  
23 WHEREAS, on October 15, 2010, Plaintiffs, BALDOMERO VILLA and EDERLINDA VILLA,  
24 filed a Complaint in the Clark County District Court Case Number A-10-627424 which was  
25 reopened as the above captioned case. Plaintiff alleged causes of action including 1)Voiding of  
26 the Silver State Deed of Trust; 2) Quiet Title; 3) Lack of Standing to Foreclose; 4) Fraudulent  
27 Misrepresentation against all Defendants; 5) Fraudulent Concealment; 6) Unjust Enrichment &  
28 Civil Conspiracy; and 7) Tortious Act of Conversion.

1 WHEREAS, the parties entered into an Agreement to settle the matter, and have  
2 completely executed an Agreement memorializing the terms of the Agreement.

3 Pursuant to the terms of the settlement, the parties agree and stipulate as follows:

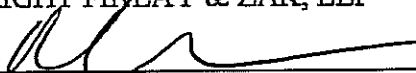
4  
5 IT IS HEREBY STIPULATED between Plaintiffs BALDOMERO VILLA and  
6 EDERLINDA VILLA, by and through their counsel of John Peter Lee Ltd., and Defendants U.S.  
7 BANK NATIONAL ASSOCIATION, AS TRUSTEE RELATING TO CHEVY CHASE  
8 FUNDING LLC MORTGAGE BACKED CERTIFICATES SERIES 2007-2 AND  
9 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., CAL-WESTERN  
10 RECONVEYANCE CORPORATION; CHEVY CHASE BANK FSB; AND CAPITAL ONE,  
11 N. A., hereinafter collectively referred to as ("Defendants"), by and through their counsel of  
12 record, Donna M. Osborn, Esq. of WRIGHT, FINLAY & ZAK, LLP, that the case shall be  
13 dismissed as to all Defendants with prejudice.

14 IT IS FURTHER STIPULATED that the Clerk of Court shall issue a refund of all funds  
15 held pursuant to the Temporary Restraining Order, to be payable to "U.S. Bank National  
16 Association" and mailed to Donna M. Osborn at Wright Finlay & Zak LLP at 5532 South Fort  
17 Apache Road, Suite 100, Las Vegas Nevada 89148.

18 IT IS FURTHER STIPULATED between the parties that each side shall bear their own  
19 fees and costs.

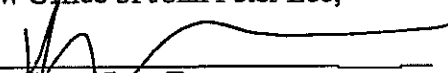
20 Submitted by:

21 WRIGHT FINLAY & ZAK, LLP

22   
23 Donna M. Osborn, Esq.  
24 Nevada Bar No. 006527  
25 5532 South Fort Apache Road, Suite 110  
26 Las Vegas, NV 89148  
27 Attorneys for Defendants,  
28 US Bank, N.A. and Mortgage Electronic  
Registration Systems, Inc.

Approved by

Law Office of John Peter Lee,

  
John Peter Lee, Esq.,  
Yvette R. Freedman, Esq  
830 Las Vegas Blvd So  
Las Vegas, NV 89101  
Attorney for Appellants/Plaintiffs

1 Approved by  
2 PITE DUNCAN LLP

3 Gregg A. Hubble, Esq.  
4 Nevada Bar No. 007386  
5 701 E. Bridger Ave., Suite 700  
6 Las Vegas, NV 89101  
7 Attorney for Defendant  
8 Cal Western Reconveyance Corporation

9 **ORDER**

10 PURSUANT to the Stipulation above and for good cause appearing:

11 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Complaint is hereby  
12 dismissed with prejudice as to Defendants, U.S. BANK NATIONAL ASSOCIATION, AS  
13 TRUSTEE RELATING TO CHEVY CHASE FUNDING LLC MORTGAGE BACKED  
14 CERTIFICATES SERIES 2007-2 AND MORTGAGE ELECTRONIC REGISTRATION  
15 SYSTEMS, INC., CAL-WESTERN RECONVEYANCE CORPORATION; CHEVY CHASE  
16 BANK FSB; AND CAPITAL ONE, N. A., and all other Defendants.

17 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Clerk of Court  
18 shall issue a refund of all funds held pursuant to the Temporary Restraining Order, to be payable  
19 to "U.S. Bank National Association" and mailed to Donna M. Osborn at Wright Finlay & Zak  
20 LLP at 5532 South Fort Apache Road, Suite 100, Las Vegas Nevada 89148.

21 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that each side is to bear  
22 their own fees and costs.

23 IT IS FURTHER ORDERED ADJUDGED AND DECREED that this case is hereby  
24 closed.

25 **IT IS SO ORDERED.**

26 DATED this 15 day of January, 2012.

27   
28 US DISTRICT COURT JUDGE